



Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	2.440000057
Name:	2 - 3002

## RESIDENTIAL GRID

1st Res Grid										Desc:				# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals		RM:				BR:			Baths:				HB	1	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%

## DEPRECIATION

Phys Cond:	AV - Average	28.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

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Bsmnt Flr:	
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Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	5777
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619242
Depreciation:	173388
Depreciated Total:	445854

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	551.81	
Special Features:	0	Val/Su Net:	401.71	
Final Total:	445900	Val/Su SzAd	401.71	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

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More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,110	473.250	525,300
Net Sketched Area:		1,110	Total:	525,300
Size Ad	1110	Gross Area	1110	FinArea
				1110

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
0						

## IMAGE

**AssessPro** Patriot Properties, Inc

